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First Security Bank

IDAHO CONSTRUCTION REPORT

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VOLUME 31 NOVEMBER 1984 NUMBER 11

AUTHORIZED BUILDING PERMIT CONSTRUCTION
54 MAJOR LOCATIONS

NOVEMBER 1984

The number of residential building permits issued in Idaho declined abruptly in November. As these data are not seasonally adjusted, the onset of winter weather accounted for part of the decline. Perhaps more importantly, the drop in residential permits reflects the national slowdown in economic growth. The recent mortgage rate decline, however, should strengthen residential construction activity by the first quarter of 1985.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 54 major Idaho locations in November was $25,199,441, or 7.1 percent below 1983. NEW RESIDENTIAL CONSTRUCTION for 238 dwelling units totalled $11,061,524, a decrease of 42.7 percent in number and a decrease of 30.9 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $7,467,822 was up 80.6 percent from last year, while ALTERATIONS AND REPAIRS totalling $6,670,095 were down 4.3 percent.

CONSTRUCTION VALUES IN 54 MAJOR LOCATIONS IN IDAHO
NOVEMBER AND ELEVEN MONTHS CUMULATIVE 1984

	NOVEMBER	11 MONTHS	Percent Change 1984 from 1983 NOV.	11 MOS.
NUMBER OF NEW DWELLING UNITS	238	4,319	- 42.7	+ 11.3
VALUE (dollars)				
Residential	$ 11,061,524	$ 187,926,988	- 30.9	+ 10.6
Nonresidential	7,467,822	122,829,700	+ 80.6	+ 21.8
Alterations & Repairs	6,670,095	104,260,519	- 4.3	+ 20.2
TOTAL CONSTRUCTION VALUE	$ 25,199,441	$ 415,017,207	- 7.1	+ 16.1

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS — NOVEMBER 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	500	$500
Coeur d'Alene	11	22	542,674	194,398	188,654	925,726
Kootenai County Un	19	50	469,191	335,418	98,436	903,045
Craigmont	0	1	0	0	500	500
Grangeville	1	11	250	88,704	72,850	161,804
Lewiston	8	62	265,612	68,070	173,721	507,403
Moscow	0	11	0	0	30,228	30,228
Latah Co. Un	1	7	11,000	60,000	44,000	115,000
Orofino	4	16	26,500	0	80,090	106,590
Osburn	0	2	0	6,263	500	6,763
Sandpoint	0	5	0	25,000	3,200	28,200
St. Maries	1	2	20,000	0	7,000	27,000
Benewah County Un	1	1	14,500	0	0	14,500
TOTAL NORTHERN	46	191	1,349,727	777,853	699,679	2,827,259
Boise City	45	902	2,341,800	2,986,228	2,395,812	7,723,840
Meridian	16	27	613,610	35,400	40,460	689,470
Ada County Un	41	120	1,742,801	1,434,925	373,841	3,551,567
Caldwell	3	14	80,850	69,000	54,050	203,900
Canyon County Un	16	35	600,000	56,200	162,900	819,100
Nampa	2	12	68,000	203,734	282,137	553,871
Emmett	1	33	76,927	20,600	47,712	145,239
Gooding	0	4	0	0	187,693	187,693
Hailey	0	2	0	0	830	830
Ketchum	0	7	0	0	132,803	132,803
Sun Valley	1	5	200,000	0	133,000	333,000
Blaine County Un	0	2	0	0	13,200	13,200
Jerome	1	5	77,548	0	379,825	457,373
Mountain Home	9	20	458,000	0	32,632	490,632
Payette	1	2	51,000	5,000	0	56,000
Shoshone	0	1	0	0	2,000	2,000
Twin Falls City	6	44	210,223	249,738	286,126	746,087
Twin Falls Co Un	3	8	318,000	26,000	202,000	546,000
Weiser	0	5	0	0	26,600	26,600
TOTAL SOUTHWESTERN	145	1,248	6,838,759	5,086,825	4,753,621	16,679,205
Blackfoot	0	1	0	0	25,000	25,000
Bingham County Un	10	19	233,450	14,500	88,900	336,850
Idaho Falls	11	35	627,800	303,934	191,596	1,123,330
Ammon	0	1	0	0	7,000	7,000
Bonneville Co Un	3	16	135,500	10,000	101,100	246,600
Rexburg	0	2	0	0	19,000	19,000
Rigby	0	3	0	0	17,200	17,200
Salmon	1	4	40,000	0	6,500	46,500
Lemhi County Un	0	2	0	0	9,000	9,000
St. Anthony	0	4	0	4,300	5,200	9,500
TOTAL EASTERN	25	87	1,036,750	332,734	470,496	1,839,980
American Falls	1	4	27,900	4,000	8,075	39,975
Power County Un	2	4	62,000	0	16,000	78,000
Burley	2	8	167,200	44,500	29,200	240,900
Chubbuck	1	1	69,476	0	0	69,476
Montpelier	0	4	0	0	5,025	5,025
Pocatello	11	77	1,197,000	1,176,000	647,831	3,020,831
Bannock County Un	1	8	52,000	34,610	20,000	106,610
Preston			NO FIGURES REPORTED IN NOVEMBER 1984			0
Franklin County Un	1	1	42,000	0	0	42,000
Rupert	1	5	44,408	0	8,400	52,808
Minidoka County Un	2	14	174,304	10,800	8,768	193,872
Soda Springs	0	2	0	500	3,000	3,500
TOTAL SOUTHEASTERN	22	128	1,836,288	1,270,410	746,299	3,852,997
TOTAL 54 LOCATIONS	238	1,654	11,061,524	7,467,822	6,670,095	25,199,441

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR NOVEMBER 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	2	$ 1,500	$ 130,000	$ -------	$ 131,500
Coeur d'Alene	9	16	406,638	241,215	30,600	678,453
Kootenai County Un	23	48	485,744	237,114	30,322	753,180
Craigmont	---	2	-------	-------	4,800	4,800
Grangeville	---	3	-------	-------	33,800	33,800
Lewiston	14	66	478,086	199,010	625,821	1,302,917
Moscow	2	20	88,000	120,000	188,510	396,510
Latah Co. Un	2	10	126,000	4,800	24,750	155,550
Orofino	---	5	-------	9,600	16,500	26,100
Osburn	---	3	-------	-------	5,000	5,000
Sandpoint	1	7	42,000	-------	116,500	158,500
St. Maries	---	---	-------	-------	-------	-------
Benewah County Un	---	---	-------	-------	-------	-------
TOTAL NORTHERN	51	182	1,627,968	941,739	1,076,603	3,646,310
Boise City	195	332	5,192,873	38,975	3,593,970	8,825,818
Meridian	17	23	675,200	-------	170,140	845,340
Ada County Un	46	77	2,668,772	130,637	88,859	2,888,268
Caldwell	2	10	119,123	-------	47,200	166,323
Canyon County Un	13	29	650,800	57,500	33,900	742,200
Nampa	2	17	74,150	294,855	62,324	431,329
Emmett	---	10	-------	-------	8,070	8,070
Gooding	---	2	-------	-------	17,000	17,000
Hailey	2	3	127,671	-------	42,000	169,671
Ketchum	---	7	-------	-------	38,500	38,500
Sun Valley	1	8	220,000	1,000	125,400	346,400
Blaine County Un	7	15	1,668,310	-------	88,900	1,757,210
Jerome	---	10	-------	53,820	85,000	138,820
Mountain Home	3	19	133,000	17,500	18,353	168,853
Payette	2	10	76,000	52,500	7,000	135,500
Shoshone	---	2	-------	-------	13,500	13,500
Twin Falls City	7	35	251,562	351,930	673,424	1,276,916
Twin Falls Co Un	1	5	122,000	19,000	24,000	165,000
Weiser	---	15	-------	200	18,017	18,217
TOTAL SOUTHWESTERN	298	629	11,979,461	1,017,917	5,155,557	18,152,935
Blackfoot	1	8	45,000	5,300	21,965	72,265
Bingham County Un	9	15	389,240	9,200	108,200	506,640
Idaho Falls	4	29	169,880	259,800	222,285	651,965
Ammon	1	2	66,640	-------	5,000	71,640
Bonneville Co Un	13	23	190,000	40,000	39,600	269,600
Rexburg	3	6	141,000	-------	22,000	163,000
Rigby	---	---	-------	-------	-------	-------
Salmon	5	8	25,155	3,900	2,000	31,055
Lemhi County Un	4	10	16,135	162,000	19,600	197,735
St. Anthony	---	---	-------	-------	-------	-------
TOTAL EASTERN	40	101	1,043,050	480,200	440,650	1,963,900
American Falls	1	4	30,000	-------	14,900	44,900
Power County Un	4	8	167,000	245,000	14,000	426,000
Burley	1	7	74,900	195,000	18,400	288,300
Chubbuck	1	3	46,000	235,365	15,000	296,365
Montpelier	1	6	50,000	-------	9,450	59,450
Pocatello	6	62	693,000	967,000	207,530	1,867,530
Bannock County Un	2	5	63,000	-------	-------	63,000
Preston	---	2	-------	18,200	-------	18,200
Franklin County Un	1	1	52,000	-------	-------	52,000
Rupert	---	7	-------	16,516	9,876	26,392
Minidoka County Un	9	13	186,102	17,172	1,000	204,274
Soda Springs	---	2	-------	-------	9,000	9,000
TOTAL SOUTHEASTERN	26	120	1,362,002	1,694,253	299,156	3,355,411
TOTAL 54 LOCATIONS	415	1,032	16,012,481	4,134,109	6,971,966	27,118,556

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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS ELEVEN MONTHS CUMULATIVE 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	21	0	3,000	250,861	$253,861
Coeur d'Alene	151	298	6,012,516	9,209,501	2,674,051	17,896,068
Kootenai County Un	383	813	14,727,603	5,634,932	2,045,661	22,408,196
Craigmont	1	9	55,000	450	19,300	74,750
Grangeville	1	85	4,050	480,754	612,830	1,097,634
Lewiston	92	887	3,481,637	3,056,183	3,200,041	9,737,861
Moscow	143	272	4,505,580	2,606,100	1,407,032	8,518,712
Latah Co. Un	30	121	1,731,915	1,623,771	308,147	3,663,833
Orofino	11	131	282,208	320,000	493,222	1,095,430
Osburn	0	41	0	90,555	233,428	323,983
Sandpoint	45	122	1,065,000	1,705,000	951,014	3,721,014
St. Maries	19	71	299,100	736,695	207,262	1,243,057
Benewah County Un	24	47	869,500	159,900	201,700	1,231,100
TOTAL NORTHERN	900	2,918	33,034,109	25,626,841	12,604,549	71,265,499
Boise City	960	10,413	43,877,325	14,042,249	39,930,624	97,850,198
Meridian	182	309	7,776,402	2,260,130	630,664	10,667,196
Ada County Un	609	1,198	24,883,501	12,459,133	5,043,076	42,385,710
Caldwell	58	172	2,074,549	2,340,773	2,861,667	7,276,989
Canyon County Un	265	478	9,477,500	3,459,780	1,694,400	14,631,680
Nampa	57	216	1,820,526	9,537,164	7,391,564	18,749,254
Emmett	16	206	1,136,163	1,103,202	928,253	3,167,618
Gooding	3	44	194,000	662,990	427,961	1,284,951
Hailey	23	87	1,483,255	1,517,686	364,579	3,365,520
Ketchum	50	90	3,214,305	1,313,343	1,000,768	5,528,416
Sun Valley	20	132	4,173,000	45,000	3,250,880	7,468,880
Blaine County Un	67	130	9,003,790	2,865,977	955,391	12,825,158
Jerome	9	83	400,236	386,874	613,465	1,400,575
Mountain Home	51	196	1,910,140	2,775,302	1,148,185	5,833,627
Payette	12	58	297,950	76,412	87,783	462,145
Shoshone	2	14	52,000	5,000	45,345	102,345
Twin Falls City	97	415	5,650,758	7,164,849	4,664,124	17,479,731
Twin Falls Co Un	11	65	2,489,000	199,000	937,200	3,625,200
Weiser	6	112	65,285	294,634	540,114	900,033
TOTAL SOUTHWESTERN	2,498	14,418	119,979,685	62,509,498	72,516,043	255,005,226
Blackfoot	8	70	258,900	463,840	335,594	1,058,334
Bingham County Un	119	246	3,676,825	3,725,592	1,915,530	9,317,947
Idaho Falls	192	493	9,393,580	12,169,560	3,555,208	25,118,348
Ammon	11	46	705,740	753,513	112,044	1,571,297
Bonneville Co Un	112	284	3,654,020	4,595,816	1,143,150	9,392,986
Rexburg	27	62	996,000	1,982,800	1,013,500	3,992,300
Rigby	10	20	128,000	76,000	76,875	280,875
Salmon	5	63	71,315	206,000	333,705	611,020
Lemhi County Un	22	89	452,405	137,600	255,226	845,231
St. Anthony	0	27	0	25,000	239,100	264,100
TOTAL EASTERN	506	1,400	19,336,785	24,135,721	8,979,932	52,452,438
American Falls	20	67	456,380	236,370	97,763	790,513
Power County Un	16	69	589,400	392,496	195,989	1,177,885
Burley	8	52	426,275	602,500	387,144	1,415,919
Chubbuck	107	79	3,368,192	508,658	411,598	4,288,448
Montpelier	1	46	34,056	448,000	81,694	563,750
Pocatello	133	687	6,365,362	5,077,464	5,084,181	16,527,007
Bannock County Un	46	105	1,715,534	1,962,489	128,764	3,806,787
Preston	2	15	100,000	190,000	83,400	373,400
Franklin County Un	11	12	478,000	120,000	0	598,000
Rupert	13	98	248,144	78,942	802,503	1,129,589
Minidoka County Un	54	141	1,614,266	861,571	1,646,878	4,122,715
Soda Springs	4	51	180,800	79,150	1,240,081	1,500,031
TOTAL SOUTHEASTERN	415	1,422	15,576,409	10,557,640	10,159,995	36,294,044
TOTAL 54 LOCATIONS	4,319	20,158	187,926,988	122,829,700	104,260,519	415,017,207

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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS ELEVEN MONTHS CUMULATIVE 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	18	$ 77,500	$ 163,000	$ 29,750	$ 270,250
Coeur d'Alene	53	206	2,634,649	15,157,076	916,024	18,707,749
Kootenai County Un	248	650	9,727,376	7,251,205	1,782,381	18,760,962
Craigmont	1	5	70,000	2,000	6,300	78,300
Grangeville	9	106	14,236	48,150	270,747	333,133
Lewiston	96	906	3,748,350	5,644,799	7,144,689	16,537,838
Moscow	104	278	2,991,480	1,394,474	1,520,991	5,906,945
Latah Co. Un	47	147	1,799,808	1,212,161	503,593	3,515,562
Orofino	6	93	203,740	2,336,060	300,497	2,840,297
Osburn	---	33	-------	67,755	42,146	109,901
Sandpoint	14	123	405,800	4,092,000	667,429	5,165,229
St. Maries	14	44	486,500	1,005,000	65,989	1,557,489
Benewah County Un	32	47	802,900	1,535,000	73,300	2,411,200
TOTAL NORTHERN	626	2,656	22,962,339	39,908,680	13,325,836	76,194,855
Boise City	938	2,835	41,119,410	11,982,814	32,962,995	86,065,219
Meridian	192	319	7,199,507	1,741,500	1,019,587	9,960,594
Ada County Un	576	1,001	27,004,332	7,289,366	4,120,922	38,414,620
Caldwell	43	198	1,975,916	1,198,455	2,290,537	5,464,908
Canyon County Un	129	303	5,689,800	1,295,544	669,384	7,654,728
Nampa	120	350	2,622,844	881,691	1,603,914	5,108,449
Emmett	11	217	414,500	106,551	311,377	832,428
Gooding	4	50	138,000	460,900	1,085,298	1,684,198
Hailey	28	98	1,602,043	1,344,005	934,363	3,880,411
Ketchum	31	127	3,715,665	1,612,354	810,099	6,138,118
Sun Valley	50	115	7,163,000	39,000	2,466,850	9,668,850
Blaine County Un	59	120	7,933,514	114,800	841,679	8,889,993
Jerome	2	87	32,500	193,820	440,000	666,320
Mountain Home	50	287	2,744,382	703,410	495,418	3,943,210
Payette	11	56	417,000	554,700	206,020	1,177,720
Shoshone	---	22	-------	-------	38,980	38,980
Twin Falls City	161	454	7,535,293	3,714,780	5,433,342	16,683,415
Twin Falls Co Un	24	60	2,145,440	313,000	213,440	2,671,880
Weiser	12	152	193,215	4,200	272,472	469,887
TOTAL SOUTHWESTERN	2,441	6,851	119,646,361	33,550,890	56,216,677	209,413,928
Blackfoot	9	75	364,834	355,095	563,658	1,283,587
Bingham County Un	106	223	3,467,395	2,181,745	936,040	6,585,180
Idaho Falls	104	374	4,884,653	11,118,721	4,067,778	20,071,152
Ammon	12	46	769,550	21,780	675,720	1,467,050
Bonneville Co Un	150	293	3,135,390	1,168,925	661,605	4,965,920
Rexburg	44	78	1,266,300	1,202,700	264,300	2,733,300
Rigby	2	27	13,000	-------	170,314	183,314
Salmon	35	96	123,725	239,817	105,464	469,006
Lemhi County Un	78	137	672,762	298,603	202,717	1,174,082
St. Anthony	3	30	20,000	118,850	112,350	251,200
TOTAL EASTERN	543	1,379	14,717,609	16,706,236	7,759,946	39,183,791
American Falls	15	48	372,791	19,505	115,062	507,358
Power County Un	28	77	1,031,124	589,300	157,000	1,777,424
Burley	16	63	835,388	1,800,600	240,320	2,876,308
Chubbuck	28	66	985,300	2,135,710	191,553	3,312,563
Montpelier	2	41	90,000	-------	88,173	178,173
Pocatello	68	741	4,473,027	4,709,800	7,239,688	16,422,515
Bannock County Un	28	124	1,811,955	349,981	274,614	2,436,550
Preston	6	28	295,000	187,115	162,330	644,445
Franklin County Un	16	16	595,000	-------	-------	595,000
Rupert	3	123	75,000	366,917	490,458	932,375
Minidoka County Un	59	133	1,930,979	264,823	389,006	2,584,808
Soda Springs	3	34	113,000	243,100	108,658	464,758
TOTAL SOUTHEASTERN	272	1,494	12,608,564	10,666,851	9,456,862	32,732,277
TOTAL 54 LOCATIONS	3,682	12,380	169,934,873	100,832,657	86,757,321	357,524,851

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